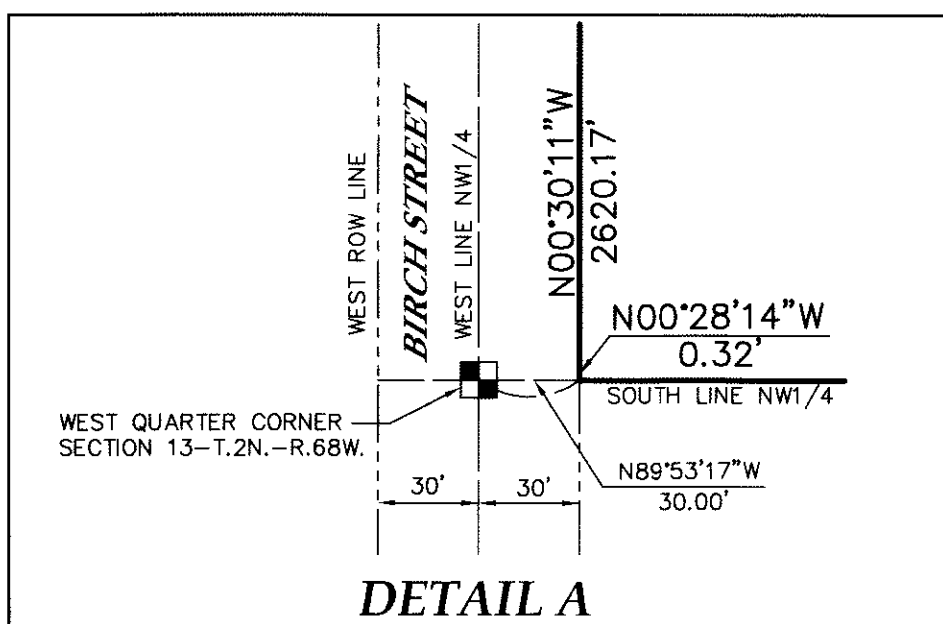
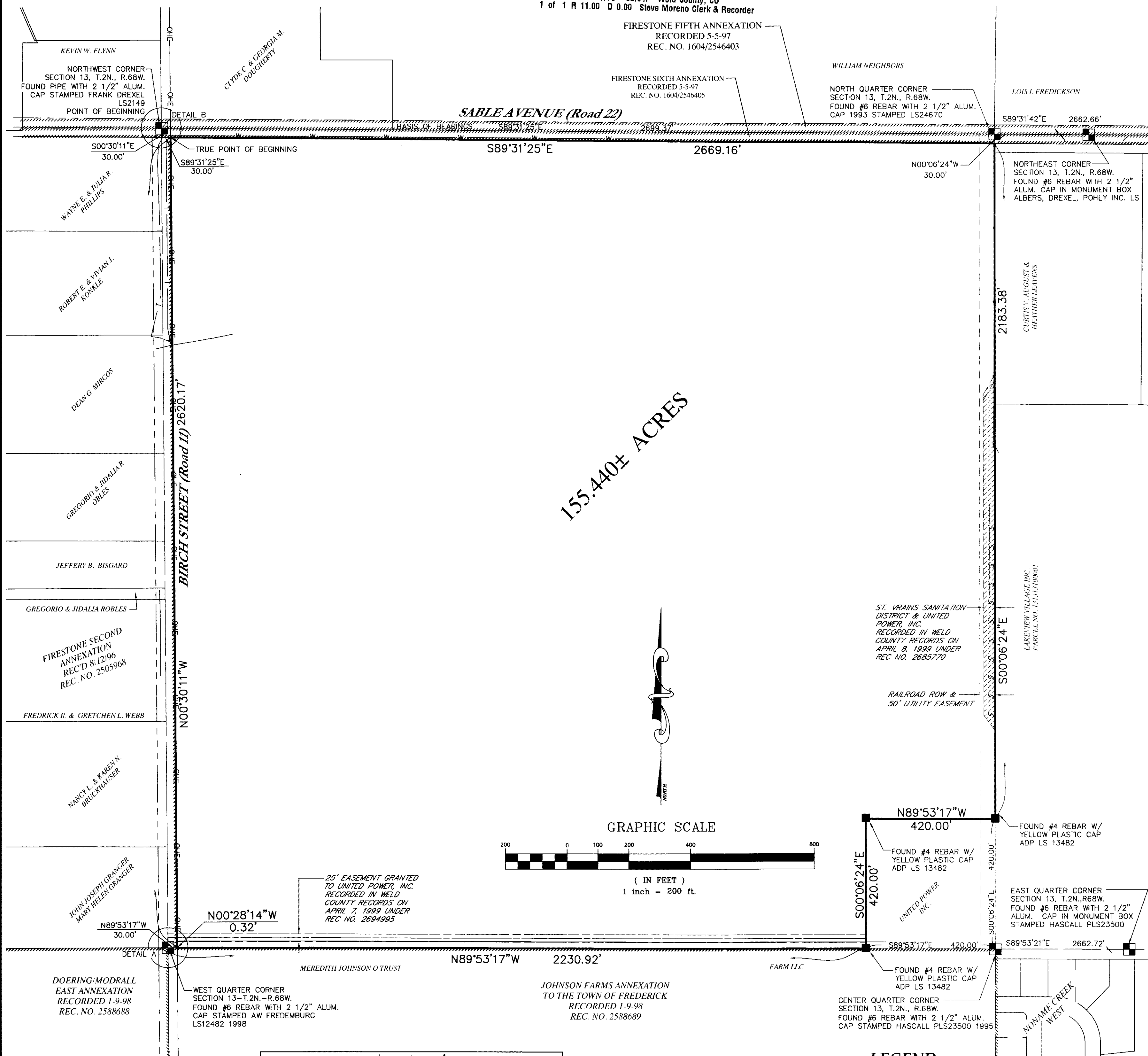
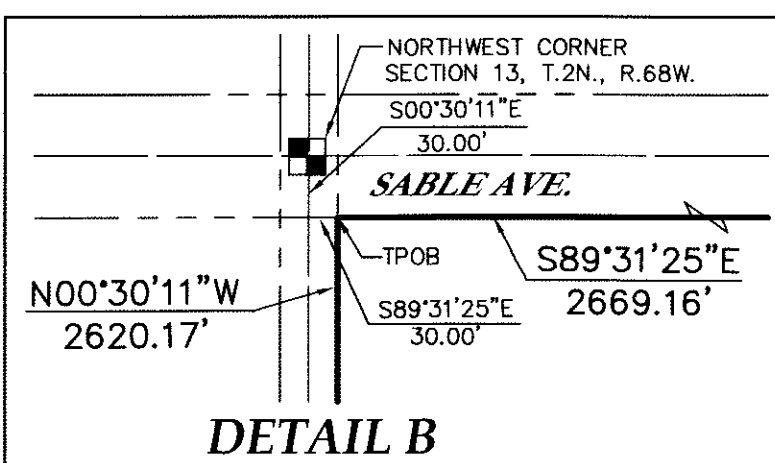


STONERIDGE ANNEXATION

PART OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO



LEGEND		
— S —	SANITARY SEWER LINE	● SET 24" OF #4 REBAR WITH YELLOW PLASTIC CAP STAMPED KSI LS 22098
— W —	WATER LINE	○ CALCULATED POSITION
— G —	GAS LINE	
— O —	OVERHEAD ELECTRICAL LINE	
— T —	TELEPHONE LINE	
— F —	FENCE LINE	
— E —	EASEMENT	
— S —	SECTION LINE	
— Q —	QUARTER SECTION LINE	
— R —	RIGHT-OF-WAY	
— P —	PROPERTY LINE	
— R —	RECORDED	
— P —	PLATTED	
— M —	MEASURED	
— F —	FOUND ALIQUOT CORNER AS DESCRIBED	
— S —	SET ALIQUOT CORNER AS DESCRIBED	
— F —	FOUND MONUMENT AS DESCRIBED	

OWNER'S APPROVAL

Know all men by these presents that we Grant V. Niven and Margaret L. Niven, being the owners of the property described herein, to wit:

A parcel of land being part of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 13 and assuming the North line of said NW1/4 as bearing South 89°31'25" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2699.37 feet with all other bearings contained herein relative thereto. From said Northwest Corner the West Quarter Corner of said Section 13 bears South 00°30'11" East a distance of 2650.68 feet:

THENCE South 00°30'11" East along the West line of said NW1/4 a distance of 30.00 feet to the intersection with the Southerly Right-Of-Way (ROW) line of Sable Avenue (formerly Weld County Road #22);

THENCE South 89°31'25" East along said Southerly ROW line a distance of 30.00 feet to the intersection with the Easterly ROW line of Birch Street (formerly Weld County Road #11). Said point being the TRUE POINT OF BEGINNING.

THENCE continuing South 89°31'25" East along the Southerly ROW line of said Sable Avenue a distance of 2699.37 feet to the intersection with the East line of said NW1/4;

THENCE South 00°06'24" East along the East line of said NW1/4 a distance of 2183.38 feet to the Northeast Corner of that parcel of land as described within Warranty Deed as recorded May 20, 1999 as Reception Number 2884995 of the records of the Weld County Clerk and Recorder (WCOR). From said point the Center Quarter Corner of said Section 13 bears South 00°06'24" East a distance of 420.00 feet;

Thence along the Northerly and Westerly line of the aforesaid parcel of land by the following Two (2) courses and distances:

THENCE North 89°53'17" West a distance of 420.00 feet;

THENCE South 00°06'24" East a distance of 420.00 feet to the South line of said NW1/4 and being the Southwest Corner of the aforesaid parcel of land. From said point the Center Quarter Corner of said Section 13 bears South 89°53'17" East a distance of 420.00 feet;

THENCE North 89°53'17" West along the South line of said NW1/4 a distance of 2230.92 feet to the intersection with the Easterly ROW line of said Birch Street. From said point the West Quarter Corner of said Section 13 bears North 89°53'17" West a distance of 30.00 feet;

THENCE North 00°28'14" West along the Easterly ROW line of said Birch Street a distance of 0.32 feet;

THENCE North 00°30'11" West along the Easterly ROW line of said Birch Street a distance of 2620.17 feet to the TRUE POINT OF BEGINNING.

Said described parcel of land contains 155.440 Acres, more or less (±) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

Have caused the above described tract of land to be annexed under the name of Stoneridge Annexation.

Grant V. Niven Date 10-8-03
As Co-Trustee of the Grant V. Niven Revocable Trust, as Co-Trustee of the Margaret L. Niven Revocable Trust, and by his Power of Attorney on behalf of Elda Mae Johnson and The Elizabeth N. Doores Trust.

Margaret L. Niven Date 10-8-03
As Co-Trustee of the Grant V. Niven Revocable Trust, as Co-Trustee of the Margaret L. Niven Revocable Trust.

NOTARIAL CERTIFICATE

STATE OF KANSAS

COUNTY OF SHAWNEE SS

The foregoing instrument was acknowledged before me by Grant V. & Margaret L. Niven

this 8th day of October, 2003.

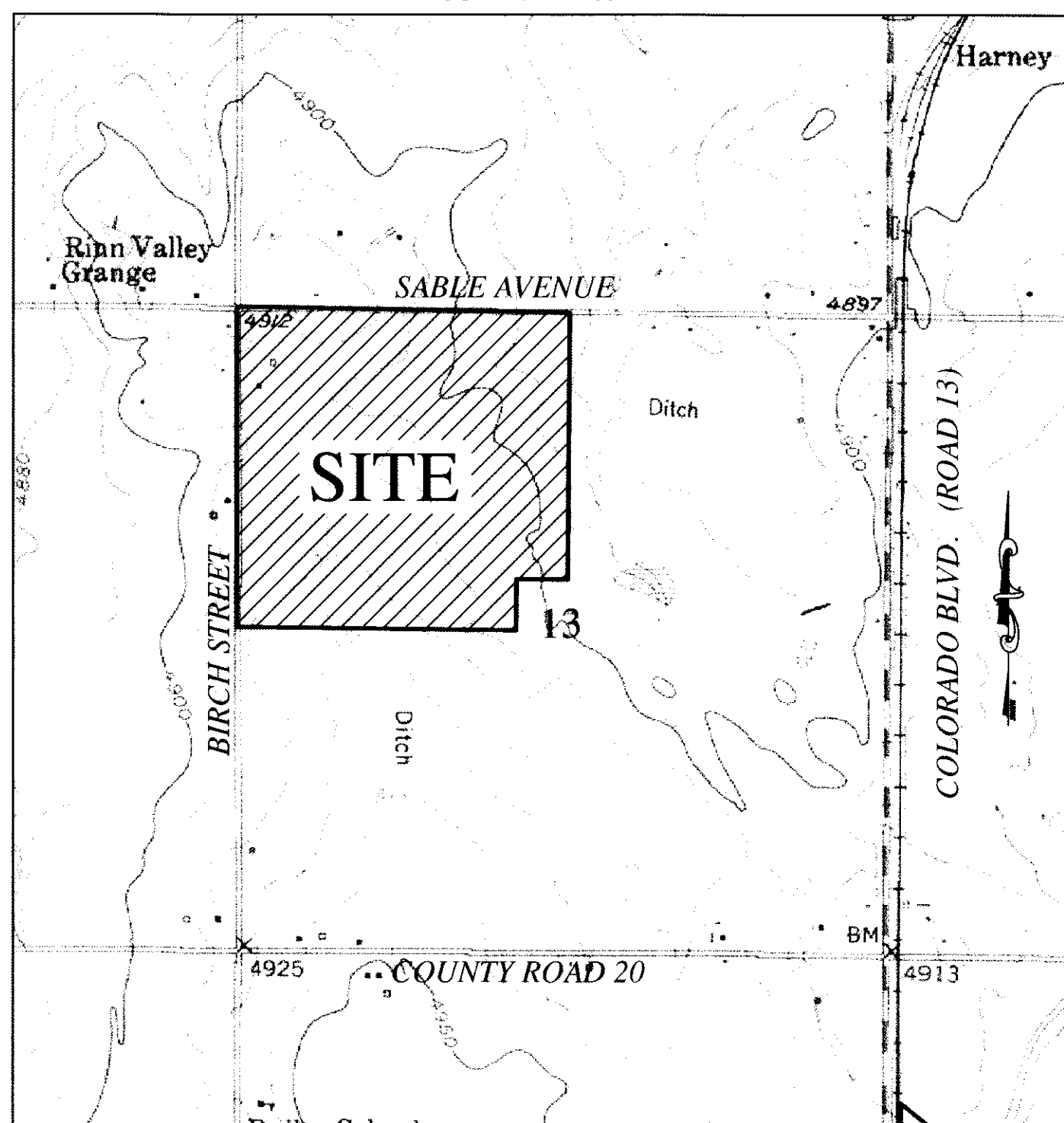
My commission expires 3-16-04

Notary Public

(Seal)
Scott L. Burnett
Notary Public
State of Kansas
My Appt. Expires 3-16-04

VICINITY MAP

SCALE: 1"=1200'



CONTIGUOUS BOUNDARY = 5289.65 L.F.
(TOWN OF FIRESTONE)
TOTAL PERIMETER = 10,543.95 L.F.
RATIO = 1 : 1.993
TOTAL AREA = 155.440± ACRES

SURVEYOR: KING SURVEYORS, INC.
ATTN: CHUCK JONES
9299 EASTMAN PARK DRIVE
WINDSOR, CO 80550
PHONE: (970)686-5011

OWNER: GRANT V. NIVEN & MARGRET L. NIVEN
215 S. W. YORKSHIRE RD
TOPEKA, KS 66606
PHONE: (785)272-3644

ENGINEER: BENCHMARK ENGINEERING
ATTN: SCOTT LARSON
1920 THOMAS AVE., SUITE 620
CHEYENNE, WY 82001
PHONE: (307)631-9064

DEVELOPER: BEST BUY HOMES, LLC
ATTN: BAILEY DOTSON
1101 S. VALENTIA #36
DENVER, CO 80231
PHONE: (303) 751-9910

Firestone Information Block	
Name of Submittal:	Stone Ridge Annexation
Type of Submittal:	Annexation Map
Filing Number:	N/A
Phase Number:	N/A
Sheet Title:	Stoneridge Annexation
Preparation Date:	1/2002
Revision Date:	Town Comments-10-16-02
Revision Date:	Town Comments-5-1-03
Revision Date:	Town Comments-9-20-03
Revision Date:	

Sheet 1 of 1

DATE:	1/2002
FILE NAME:	2001382ANNEX
SCALE:	1"=200'
DRAWN BY:	DJB/KRG
CHECKED BY:	CBJ

KING SURVEYORS, INC.
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



REVISIONS:	DATE:
TOWN COMMENTS	10-16-02
TOWN COMMENTS	5-01-03
TOWN COMMENTS	8-20-03

STONERIDGE ANNEXATION
FOR
BENCHMARK ENGINEERING
1920 THOMAS AVE., SUITE 620
CHEYENNE, WY 82001

PROJECT #:
2001382

1

SHEET 1 OF 1